

**The Town of Selbyville
Planning and Zoning Commission
Minutes of Meeting August 23, 2023**

The meeting was called to order by Chairman Jay Murray at 4 o'clock p.m. Also in attendance were Councilman Chris Snader, Mike Doyle, Ken Madara, Mike West and Town Manager Stacey Long.

The meeting was properly posted.

The first item on the Agenda was the discussion of new commercial structures and the addition to existing structure in the Industrial Park located at 127 Dixon Street. Chairman Murray referenced a site plan the committee had been provided. Cole Taustin, owner of the property, and Keith Iott from IOTT Engineering were in attendance. Mr. Iott stated that the current structure is occupied by KCK Group, LLC. He stated that their proposal is to expand the existing structure and to construct two new contractor bays, each approximately 1,900 square feet. They also intend to expand the rear gravel yard for additional storage and to extend the existing fence. Mr. Iott stated that the existing lean-to would be eliminated. He stated that the current structure is a pole barn type building and that the additional structures would very likely be the same. He confirmed that they'll be staying within the building restriction line. Mr. Taustin stated that they'll be using one of the new warehouses and renting the other for passive income. Chairman Murray agreed that the park is designed for business use and welcomed more traffic. Mr. Iott stated that he is familiar with the requirements for Fire Marshall and Sussex Conservation District approvals.

Town Manager Stacey Long stated that several members of the Industrial Park Committee had reviewed the request and advised that it be sent on to the Planning and Zoning Committee for approval. Mike West made a motion to approve the proposed construction of two new commercial structures and the expansion of the existing building at 127 Dixon Street in the Industrial Park. Motion seconded by Chris Snader and carried by all. **It is the recommendation of the Planning and Zoning Commission that the Mayor and Council approve this request.**

The second item on the Agenda was consideration of Final Site Plan and Record Plan approval for Advanced Auto Parts located at District 5-33, Map 16.00, Parcel 39.00 on South Dupont Boulevard. Chairman Murray stated that the committee is familiar with the project and its location. Alan Decktor of Pennoni Associates was in attendance representing the owner of the property, Zig MCM Selbyville LLC. He stated that the layout is identical to what was presented at the Preliminary Site Plan. In the meantime, they've gotten DelDOT, Fire Marshall, Sussex Conservation District approvals. He reviewed that it's a one story, 6,000 square foot retail store. Stacey Long stated that the plans have been reviewed by the town's engineer, Jason Loar with Davis, Bowen and Friedel, Inc., and that it is his recommendation to grant final site plan and record plan approval. The committee agreed that the new business will be good for Selbyville. Chris Snader made a motion to accept Final Site Plan and Record Plan approval for Advanced Auto Parts on South Dupont Boulevard as presented. Motion seconded by Ken Madara and carried by all. **It is the recommendation of the Planning and Zoning Commission that the Mayor and Council approve this request.**

There being no further business to discuss, Chris Snader made a motion to adjourn the meeting. Motion seconded by Mike West and carried by all.